

## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

SHANAN WILLIAM FARMER, SP 2014-SP-174 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 11100 Hampton Rd., Fairfax Station, 22039, on approx. 5 ac. of land zoned R-C and WS. Springfield District. Tax Map 96-1 ((3)) 11. (Admin. moved from 11/5/14 at appl. req.) Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on February 25, 2015; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the property.
2. There is a favorable staff recommendation.
3. Testimony from the applicant indicated compliance with the Ordinance.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the final inspection. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This approval is granted to the applicant only, Shanana William Farmer, and is not transferable without further action of this Board, and is for the location indicated on the application, 11100 Hampton Road, and is not transferable to other land.
3. A copy of this special permit shall be posted in a conspicuous place in the accessory dwelling unit and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Hart seconded the motion, which carried by a vote of 6-0. Mr. Byers was absent from the meeting.

A Copy Teste:

Suzanne Frazier  
Suzanne Frazier, Deputy Clerk  
Board of Zoning Appeals

ACKNOWLEDGEMENT

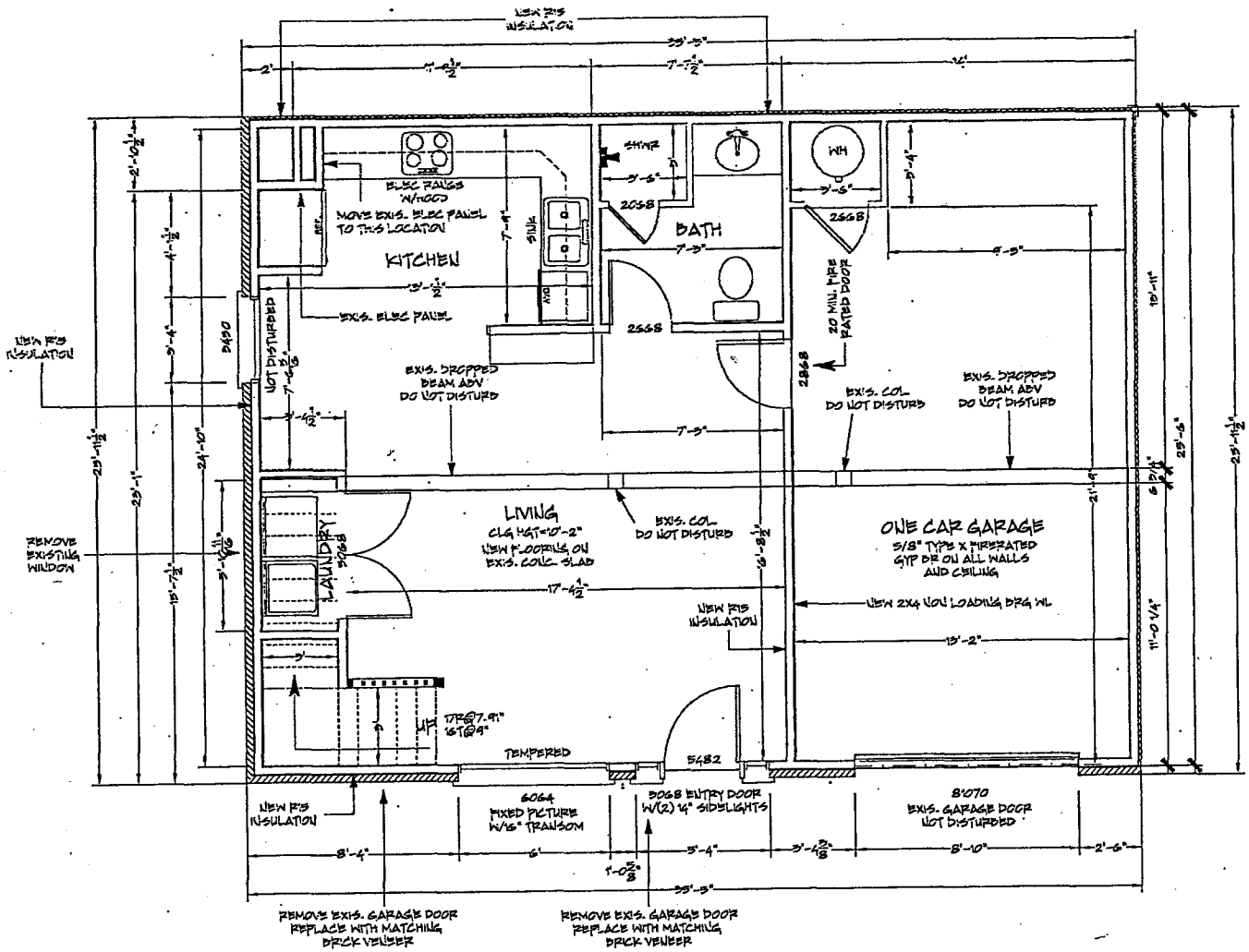
COUNTY OF FAIRFAX  
COMMONWEALTH OF VIRGINIA

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of March, 2015.

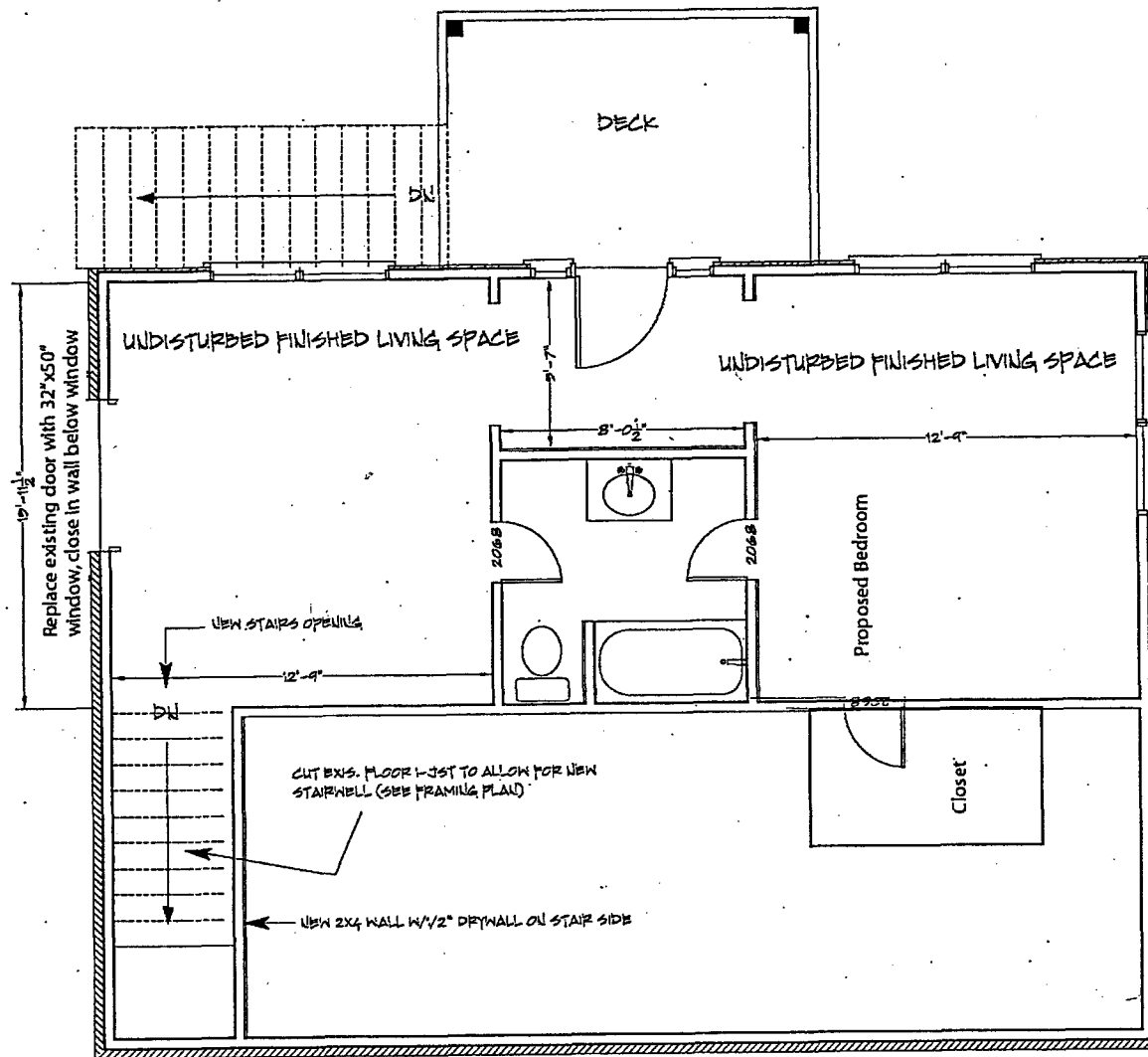
Lorraine Ann Giovino  
Notary Public

My commission expires: 6/30/18





### REMODELED FIRST FLOOR PLAN

REMODELED SECOND FLOOR PLAN